



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**Date:** Tuesday April 26, 2016

**Time:** 7:00 P. M.

**Location:** Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

#### POSTING LOCATIONS:

Paradise Community Center; 4775 S. McLeod  
Clark County Library – 1401 E. Flamingo Road  
Sunset Park - 2601 E. Sunset Road  
Fire Station 38 - 1755 Silver Hawk Ave  
Maureen Helm - Secretary – (702) 606-0747

Internet Address: WWW.CLARKCOUNTYNV.GOV

#### BOARD MEMBERS:

John S. Williams - Chair  
Robert Orgill- Vice Chair  
Susan Philipp  
Bart Donovan  
Roger Smith

- I. Call to Order **Meeting was called to order by Chair Williams at 7:00pm**
- II. Pledge of Allegiance **The Pledge of Allegiance was recited.**
- III. Roll Call  
**John S. Williams – Chair – PRESENT**  
**Robert Orgill – Vice Chair – PRESENT**  
**Susan Philipp -PRESENT**  
**Bart Donovan - PRESENT**  
**Roger Smith – PRESENT**
- IV. Procedures & Conduct
  - a. Conformance with the Open Meeting Law **Chairman Williams noted that this meeting has been properly noticed and that a quorum is present.**
  - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
  - c. Meeting Guidelines
  - d. County Staff Introductions, Announcements & Presentations: **Jennifer Ammerman; PLANNING, Blanca Vazquez; TOWN LIAISON, AND Cyndi Moody; ADMINISTRATIVE SPECIALIST IN ATTENDANCE.**
- V. Regular Business
  - a. Approval of Agenda for April 26, 2016 - including any deletions or corrections  
**MOTION WAS MADE BY ORGILL TO APPROVE THE AGENDA AS SUMMATED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**

BOARD OF COUNTY COMMISSIONERS  
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DON BURNETTE, County Manager

- b. Approval of Minutes of April 12, 2015.

**MOTION WAS MADE BY PHILIPP TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **NONE HEARD**

VII. PLANNING & ZONING Action to be taken on the following applications:

1. **UC-0203-15 (AR-0026-16) – CAESARS LINQ, LLC, ET AL; ( Flamingo/Las Vegas Blvd. )**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** of the following: **1)** reduced setbacks; **2)** temporarily reduce parking; **3)** increase hours of operation for live entertainment; and **4)** deviations per plans on file for temporary outdoor commercial events in conjunction with a commercial/retail/dining and entertainment center (the LINQ).  
**DEVIATIONS** for the following: **1)** allow a temporary increase in noise levels as permitted by Section 30.68.020; and **2)** all other deviations per plans on file in conjunction with temporary outdoor commercial events.  
**DESIGN REVIEW** for temporary outdoor commercial events with temporary structures, associated retail sales, rentals, and food and beverage sales with outdoor dining and drinking areas in conjunction with a commercial/retail/dining and entertainment center (the LINQ) on a portion of 48.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road and the west side of Koval Lane within Paradise. CG/al/ml (For possible action) **BCC 5/18/16**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO THE REVISED CONDITIONS THAT WERE PRESENTED AT THE 4/26/16 TAB MEETING. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS. 1 NEIGHBOR IN ATTENDANCE SPOKE IN SUPPORT OF THE PROJECT. REPRESENTATIVE FROM PARK TOWERS SPOKE ON BEHALF OF THE NEIGHBORS, STATING THEY WERE IN FAVOR OF THE REVISED CONDITIONS FOR THE PROJECT.**
2. **UC-0003-12 (AR-0041-16) – CASINO ROYALE; ( 3397 Las Vegas Blvd. South )**  
**USE PERMITS SECOND APPLICATION FOR REVIEW** of the following: **1)** allow a use not within an enclosed building (helicopter tour ticket sales); and **2)** deviations to development standards per plans on file.  
**DEVIATIONS** for the following: **1)** reduce special setbacks along Las Vegas Boulevard South; and **2)** all other deviations per plans on file.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks.  
**DESIGN REVIEW** for an outdoor helicopter tour ticket sales structure in conjunction with an existing resort hotel (Casino Royale) on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 1,600 feet south of Sands Avenue within Paradise. CG/co/ml (For possible action) **PC 5/17/16**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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DON BURNETTE, County Manager

3. **UC-0198-16 – SIEGEL PLAZA, LLC: ( 700 E. Naples Dr. )**  
**USE PERMIT** for live entertainment in conjunction with an existing on-premises consumption of alcohol establishment (supper club) within an existing retail center on a portion of 0.9 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the east side of Swenson Street and the north side of Naples Drive within Paradise. MBS/jt/ml (For possible action) **PC 5/17/16**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH ADDED CONDITION HOURS FOR LIVE MUSIC SUNDAY – THURSDAY 9PM-12AM, FRIDAY – SATURDAY 10PM-1AM; NOISE ABATEMENT ON THE BUILDING, NOISE LEVELS NOT TO EXCEED 65 DECIBLES; PATIO DOORS TO BE CLOSED AT ALL TIMES; 1 YEAR REVIEW AS A PUBLIC HEARING. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS 2-3. SMITH, ORGILL, AND DONOVAN AGAINST. MOTION FAILED. 2 NEIGHBORS IN ATTENDANCE SPOKE AGAINST PROJECT.**
4. **UC-0200-16 – CHEYENNE PHD, LP: ( 2185 E. Windmill LN. )**  
**USE PERMIT** for a proposed recreational facility (live escape games) in conjunction with an existing commercial center on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the southeast corner of Windmill Lane and Rodeo Drive, 920 feet west of Eastern Avenue within Paradise. SS/pb/ml (For possible action) **PC 5/17/16**  
**MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
5. **UC-0216-16 – INVESTE PLUS: ( 4265 S. Arville St. )**  
**USE PERMIT** for a liquor store in conjunction with an existing office/warehouse complex on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Arville Street, 200 feet north of Rochelle Avenue (alignment) within Paradise. SS/jt/ml (For possible action) **PC 5/17/16**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
6. **WS-0219-16 – MCDONALD'S REAL ESTATE COMPANY: ( 4934 Boulder HWY. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking for an existing restaurant (McDonald's); and 2) allow a talk box for a modified drive-thru service to face an adjacent residence.  
**DESIGN REVIEW** for the reconfiguration of the parking lot for an existing McDonald's fast food restaurant including a modified drive-thru service on 1.0 acre in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 300 feet south of Flamingo Road within Paradise. CG/al/ml (For possible action) **PC 5/17/16**  
**ITEM TO RETURN TO THE 5/10/16 TAB MEETING, GIVING THE APPLICANT TIME TO WORK WITH NEIGHBORS ON REPOSITIONING THE TALK BOX FOR A MODIFIED DRIVE-THRU SERVICE.**
7. **DR-0221-16 – COUNTY OF CLARK (AVIATION): ( E. Patrick Lane & S. Eastern Ave. )**  
**DESIGN REVIEW** for a proposed restaurant with drive-thru in conjunction with an existing shopping center on a portion of 2.3 acres in a C-2 (General Commercial) (AE-75) Zone. Generally located on the northwest corner of Eastern Avenue and Patrick Lane within Paradise. MBS/jt/ml (For possible action) **BCC 5/18/16**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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8. **ZC-0425-07 (ET-0035-16) – PLAZA VEGAS, LLC, ET AL: ( Spring Mountain Rd./ I-15 )**  
**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 33.5 acres from M-1 (Light Manufacturing) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.  
**USE PERMITS** for the following: **1)** an expansion of the Gaming Enterprise Overlay District; **2)** a resort hotel/casino consisting of 2,700 hotel rooms; **3)** 1,120 resort condominiums; **4)** public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; **5)** increase the height of high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** reduce the 1:3 height setback ratio; **2)** encroachment into airspace; **3)** reduced loading spaces; and **4)** all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: **1)** a resort hotel/casino with high-rise towers including kitchens in rooms for both the hotel rooms and resort condominiums; and **2)** all other accessory and incidental buildings and structures. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). SB/co/ml (For possible action) **BCC 5/18/16**  
**MOTION WAS MADE BY PHILIPP FOR APPROVAL, WITH CONDITION THAT THE APPLICANT SHOW SOME PROGRESS IN PROVIDING THE NEEDED TECHNICAL STUDIES AND THE REQUIRED DEVELOPMENT AGREEMENT FOR PROJECT; JULY 18, 2019 TO COMPLETE. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
9. **NZC-0023-13 (ET-0036-16) – DOLAR, MICHAEL & STEFFANIE: ( 4852 S. Pearl St. )**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 0.9 acres from R-2 (Medium Density Residential) Zone to C-2 (General Commercial) Zone.  
**USE PERMIT** for a vehicle repair facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation to a residential use.  
**DESIGN REVIEW** for a vehicle repair facility. Generally located on the east side of Pearl Street, 140 feet north of Tropicana Avenue within Paradise (description on file). CG/jvm/ml (For possible action) **BCC 5/18/16**  
**MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS 4-1, SMITH AGAINST.**
10. **VS-0040-14 (ET-0040-16) – HEIVA HOLDINGS USA, LLC: ( Pecos Rd. & Warm Springs Rd. )**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** a portion of right-of-way being Pecos Road located between Maule Avenue (alignment) and Warm Springs Road within Paradise (description on file). MBS/co/ml (For possible action) **BCC 5/18/16**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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11. **UC-0209-16 – DESERT PASSAGE JV, LLC, ET AL: ( 3363 Las Vegas Blvd. S. )**  
**USE PERMIT** for deviations to development standards per plans for a resort hotel.  
**DEVIATIONS** for the following: **1)** permit primary means of access to a restaurant with on-premises consumption of alcohol and outside dining and drinking from the exterior of the resort hotel; and **2)** permit deviations to development standards per plans on file.  
**DESIGN REVIEWS** for the following: **1)** facade remodel and additions to a portion of an existing shopping center (Miracle Mile Shops); and **2)** an outside dining and drinking area in conjunction with a proposed restaurant (Hot N Juicy Crawfish) within an existing shopping center (Miracle Mile Shops) in an existing resort hotel (Planet Hollywood) on a portion of 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 300 feet east of Las Vegas Boulevard South within Paradise. MBS/pb/ml (For possible action)  
**BCC 5/18/16**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
12. **UC-0223-16 – BOULEVARD VENTURES, LLC: ( 3528 S. Maryland PKWY )**  
**USE PERMITS** for the following: **1)** recreational facility (aquarium); and **2)** exotic animals.  
**DESIGN REVIEW** for a proposed recreational facility (aquarium) in conjunction with an existing shopping center (Boulevard Mall) on a portion of 57.0 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the east side of Maryland Parkway and the north and south sides of Twain Avenue within Paradise. CG/jt/ml (For possible action)  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
13. **WS-0165-16 – RESORT HOLDINGS 5, LLC: ( 3375 Pepper Lane )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an approved medical marijuana establishment (cultivation/production) on 0.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located 190 feet south of Pepper Lane and 100 feet west of Pecos Road within Paradise. MBS/mk/ml (For possible action)  
**PC 5/3/16**  
**MOTION WAS MADE BY PHILIPP FOR DENIAL. VOTING WAS UNANIMOUS.**
- VIII. Correspondence:  
**None**
- IX. General Business: Items for discussion:
- Jennifer Ammerman-Planning Department -Discussed possible changes to Title 30 for Agriculture Livestock-Medium and Large animals to make regulations more clear and establish new formulas for calculating the total number of animals. Board had nothing further to add
- X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself as been specifically included on an agenda. Comments will be limited to 3 minutes.
- XI. NEXT MEETING: May 10, 2016. **NEXT MEETING WAS SET FOR 5/10/16**
- XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 9:03 P.M.**

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